## CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT
File Number:
10-E-03-PA
Related File Number: 10-O-03-RZ
Application Filed:
9/10/2003
Date of Revision:

## PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number:
Size of Tract:
Accessibility:

East side Dick Lonas Rd., south of Seaver Dr.

106 C C 003
2.4 acres

Access is via Dick Lonas Rd., a minor collector street with 18' of pavement within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use:
Residence
Surrounding Land Use:
Proposed Use:
Residences Density:

Sector Plan:
Northwest County Sector Plan Designation:
Growth Policy Plan:
Urban Growth Area (Inside City Limits)
Neighborhood Context:
This site is within an area of older large lot residences and newer single family subdivisions within $A-1, R-$ 1 and RP-1 residential zones. The Dowell Springs Office Park development is located to the south of the site and zoned $\mathrm{O}-1$.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
1608 Dick Lonas Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning:
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

A-1 (General Agricultural)

R-1 (Single Family Residential)
None noted
Yes/No
None noted

PLAN INFORMATION (where applicable)
Current Plan Category: OS (Open Space)

Subdivision Name:

## Surveyor:

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No. of Lots Proposed:
    No. of Lots Approved: 0
Variances Requested:
S/D Name Change:
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## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## MPC ACTION AND DISPOSITION

Planner In Charge:
Staff Recomm. (Abbr.): APPROVE LDR (Low Density Residential) One Year Plan designation

LDR and R-1 zoning are compatible with the surrounding residential uses and zoning. The sector plan proposes low density residential use for the site.
NEED AND JUSTIFICATION FOR THE PROPOSAL

1. LDR and R-1 zoning are compatible with the established low density residential development in this area.
2. The site is currently zoned A-1, which would allow agricultural uses.
3. The topography of the site is not suitable for residential development at up to 5 units per acre because of steep slopes, which are on the southern and eastern portions of the property. (See the attached map.).

THE EFFECTS OF THE PROPOSAL

1. The recommended R-1 zoning will allow consideration of the property for a single family detached subdivision. The minimum lot size under R-1 is 7,500 sq. ft .
2. Public water and sewer can be provided to the site from KUB.
3. The requested R-1 zoning requires MPC approval of a subdivision plat prior to any additional residences being built where the effects of the development on topographic constraints, drainage and traffic will be addressed.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan recommends Low Density Residential for this site, which is consistent with the recommended zoning.
2. The Knoxville-Knox County-Farragut Growth Policy Plan designates this site as Urban Growth.

MPC Action:
Approved
MPC Meeting Date: 10/9/2003

Summary of MPC action: APPROVE LDR (Low Density Residential)
Date of MPC Approval:
Date of Withdrawal:

10/9/2003 Date of Denial:
Withdrawn prior to publication?: $\square$ Action Appealed?:

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:
Date of Legislative Action:
Ordinance Number:
Disposition of Case:
If "Other":
Amendments:

## Date of Legislative Action, Second Reading:

Other Ordinance Number References:
Disposition of Case, Second Reading:
If "Other":
Amendments:

